GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Rajamahendravaram Municipal Corporation - Regularization of existing G+1 (Commercial G.F + Residential F.F) Building bearing D.No.80-31-9/1, J.N.Road, Rajamahendravaram under BPS- 2015 without collecting penal amount, in lieu of payment of huge amount of compensation for the site taken by the Rajamahendravaram Municipal Corporation for road widening purpose-Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.RT.No. 549 Dated: 28-05-2018

Read the following:-

1.From the Commissioner, Municipal Corporation, Rajamahendravaram,Lr.Roc.No.5702/2011-G2, Dated:10.10.2016.
2. From the DTCP, Lr.Roc.No.5382/2016/R1, dt.20-09-2017.

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ORDER:

In the ref. 1st read above, the Commissioner, Municipal Corporation, Rajamahendravaram has reported that the Rajamahendravaram Municipal Corporation (RMC) during the year 2002 has taken up widening of Jawaharlal Nehru Road to a width of 70'-0'' from Ramalayam to AKC College & to a width of 80'-0'' from AKC College to NH-16 as per sanctioned Master Plan by taking required site both sides equally by convincing the property owners without making any payment and by granting setback relaxations. But, one of the property owners viz., Smt. B.Jhansi Lakshmi owner of the premises bearing D.No.80-1-9/1, J.N.Road, Rajamahendravaram, though silent during widening process has subsequently filed Writ Petition No.7210/2008 claiming compensation. The Hon'ble High Court has disposed the said WP on dt.24.11.2014 directing the respondents to take necessary action in accordance with the provisions of HMC Act as applicable to RMC and pay compensation to the petitioner. The Municipal Corporation, Rajamahendravaram has negotiated with the petitioner Smt. B.Jhansi Lakshmi and she came forward for withdrawal of the claim for payment of compensation, if the building which was partly demolished by the Rajamahendravaram Municipal Corporation during road widening is regularized under BPS at free of cost.

2. In this regard, the Commissioner, Rajamahendravaram Municipal Corporation, Rajamahendravaram has further reported that, Smt. B.Jhansi Lakshmi has submitted an application under BPS-2007 vide B.P.S.No.2665/2008-G2 for regularization of her building bearing D.No.80-31-9/1, J.N.Road consisting of Ground floor for shops and First floor for residential house with a plinth area of 161.62 Sq.m in each floor. The Corporation has rejected the said BPS application stating that, the building is against to Master Plan zoning regulations, since the building was constructed for Commercial Use

in Residential use Zone as per sanctioned Master Plan of Rajamahendravaram Town.

3. The Commissioner, Municipal Corporation, Rajamahendravaram has therefore, requested the Government to permit the Municipal Corporation to regularize the building bearing D.No.80-31-9/1,J.N.Road, Rajamahendravaram under BPS without collecting penal amount of Rs.7,49,470/- payable as per rules, so as to avoid payment of huge amount of compensation for the site taken possession and formed road by the Rajamahendravaram Municipal Corporation during the year 2002.

4. In the ref. 2nd read above, the Director of Town and Country Planning, A.P., Guntur has reported that, as reported by the Commissioner, Rajamahendravaram, Smt. B.Jhansi Lakshmi has submitted an undertaking on Rs.100/- NJS Paper Dated 02-08-2017 and requested the Rajamahendravaram Municipal Corporation to regularize the subject building under BPS without collecting any fees / charges and she will not claim any compensation / TDR from the Rajamahendravaram Municipal Corporation. Further, as per the revised Master plan issued in G.O.Ms.No.289 MA&UD(H) Department, Dated: 26-07-2017, the subject building under reference is falling in Mixed use zone in which the same can be regularized.

5. Government after careful examination, hereby accord permission to the Commissioner, Municipal Corporation, Rajamahendravaram to regularize the existing G+1 (Commercial-GF + Residential-FF) Building bearing D.No.80-31-9/1, J.N.Road, Rajamahendravaram under BPS-2015 without collecting the penal amount, in lieu of payment of huge compensation of Rs.1,15,55,000/- by the Corporation for the site taken over by the Rajamahendravaram Municipal Corporation for road widening purpose, as a special case.

6. The Commissioner, Municipal Corporation, Rajamahendravaram shall take further necessary action in the matter accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner, Municipal Corporation, Rajamahendravarm.
Copy to:
The Director of Town and Country Planning, A.P., Guntur
The G.A (Cabinet) Department, AP Secretariat.
SC/SF

//FORWARDED:: BY ORDER//

SECTION OFFICER.